



SPECIAL DISTRICTS APPLICATION FORM

Special Districts Review Process Overview: A project may be subject to various reviews and criteria depending on the scope of work, location and relevant sections of the Unified Development Code (UDC). Please note that your projects may not be subject to review by all review authorities used in the table below. The Special Districts review processes at Planning and Development Services Department (PDSD) include:

Review Process	Review Authorities	PDSD Planning Contact
Rio Nuevo Area [UDC Section 5.12.7]	1. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS) 2. Design Review Board (DRB)	Maria Gayosso – (520) 837-6972 Michael Taku – (520) 837-4963
Historic Preservation Zone (HPZ) [UDC Section 5.8]	1. Neighborhood Historic Advisory Board 2. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS)	Michael Taku – (520) 837-4963 Jodie Brown – (520) 837-6968
Infill Incentive District (IID) [UDC Section 5.12]	1. Design Professional 2. Neighborhood Historic Advisory Board 3. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS) 4. Design Review Committee (IID-DRC)	Maria Gayosso – (520) 837-6972 Nick Ross – (520) 837-4029 Koren Manning – (520) 837-4028
Main Gate District (MGD) Design [MGD Ordinance]	1. Neighborhood Historic Advisory Board 2. Tucson-Pima County Historical Commission Plans Review Subcommittee (PRS) 3. Main Gate District Design Review Committee (MGD-DRC)	Maria Gayosso – (520) 837-6972 Koren Manning – (520) 837-4028
Neighborhood Preservation Zone (NPZ) [UDC Section 5.10]	1. Design Professional	Nick Ross – (520) 837-4029 Maria Gayosso – (520) 837-6972
Grant Road Investment District (GRID) Urban Overlay [GRID Ordinance]	1. Design Review Board	Maria Gayosso – (520) 837-6972 Nick Ross – (520) 837-4029
Individual Parking Plan (IPP) [UDC Section 7.4.5.A]	1. Planning and Development Services, Tucson Department of Transportation, and other agencies as needed	Mark Castro – (520) 837-4979

INSTRUCTIONS:

1. Complete Application form and compile submittal requirements
2. Submit pdf of all materials through the PDSD Filedrop Portal, at www.tucsonaz.gov/file-upload-PDSD
3. Staff will schedule your pre-application meeting (if needed, typically required for major reviews)
4. At the pre-application meeting, staff will advise applicants on any additional UDC requirements to complete the application package to initiate the review process



SPECIAL DISTRICTS APPLICATION

Application Stage:

Pre-application ☐

Application ☐

Permit Activity Number:

Case Number:

Date Accepted:

PROPERTY LOCATION AND PROPOSED DEVELOPMENT

Project / Development Name (if applicable): 124 East Broadway

Property Address: 114 & 124 East Broadway Tucson, AZ 85701

Pima County Tax Parcel Number/s: 117-17-0030 & -0050

Current Zoning: OCR-2

Applicable Overlay/

☐ Infill Incentive District

☒ Rio Nuevo Area

Special Districts:

☐ Main Gate Overlay District

☐ Grant Road Overlay District

☐ Neighborhood Preservation Zone ☐ Historic Preservation Zone

Neighborhood Association (if any):

PROJECT TYPE (check all that apply):

Change of use to existing building ☒

New building on vacant land ☐

New building on developed land ☐

New addition to existing building ☐

Other

Description of Proposed Use: Office, Retail/restaurant and residential

Number of Buildings and Stories/Height of Proposed Structure(s): New patio area & renovation of existing 2-story building

Site Area (sq ft): 11,135

Area of Proposed Building (sq ft): 20,565 sf existing building; patio is 2,094 sf

HISTORIC STATUS

Site is within a:

Historic Preservation Zone Please List:

National Register District Please List:

Site is/includes:

☐ A contributing structure

☐ Non-contributing structure

☐ Is adjacent to a contributing structure

☐ Vacant

APPLICANT INFORMATION (The person processing the application and designated to receive notices):

APPLICANT NAME:

ROLE:

☐ Property owner

☐ Architect

☒ Engineer

☐ Attorney

☐ Developer

Other: _____

EMAIL: thadley@cypresscivil.com PHONE: 520.499.2456

ADDRESS: 2030 E Speedway Blvd Ste 110 Tucson, AZ 85719

PROPERTY OWNER NAME(S) (If ownership in escrow, please note): Julian Drew Lofts LLC, Attn Ross Rulney

PHONE: 520.850.9300

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

SIGNATURE OF OWNER/APPLICANT*

Theresa Hadley

7/20/20

*If an authorized representative is signing on behalf of the property owner, please provide a letter of authorization

Date



SPECIAL DISTRICTS APPLICATION CHECKLIST REQUIREMENTS

PLEASE PROVIDE THE FOLLOWING MATERIALS IN THIS ORDER:

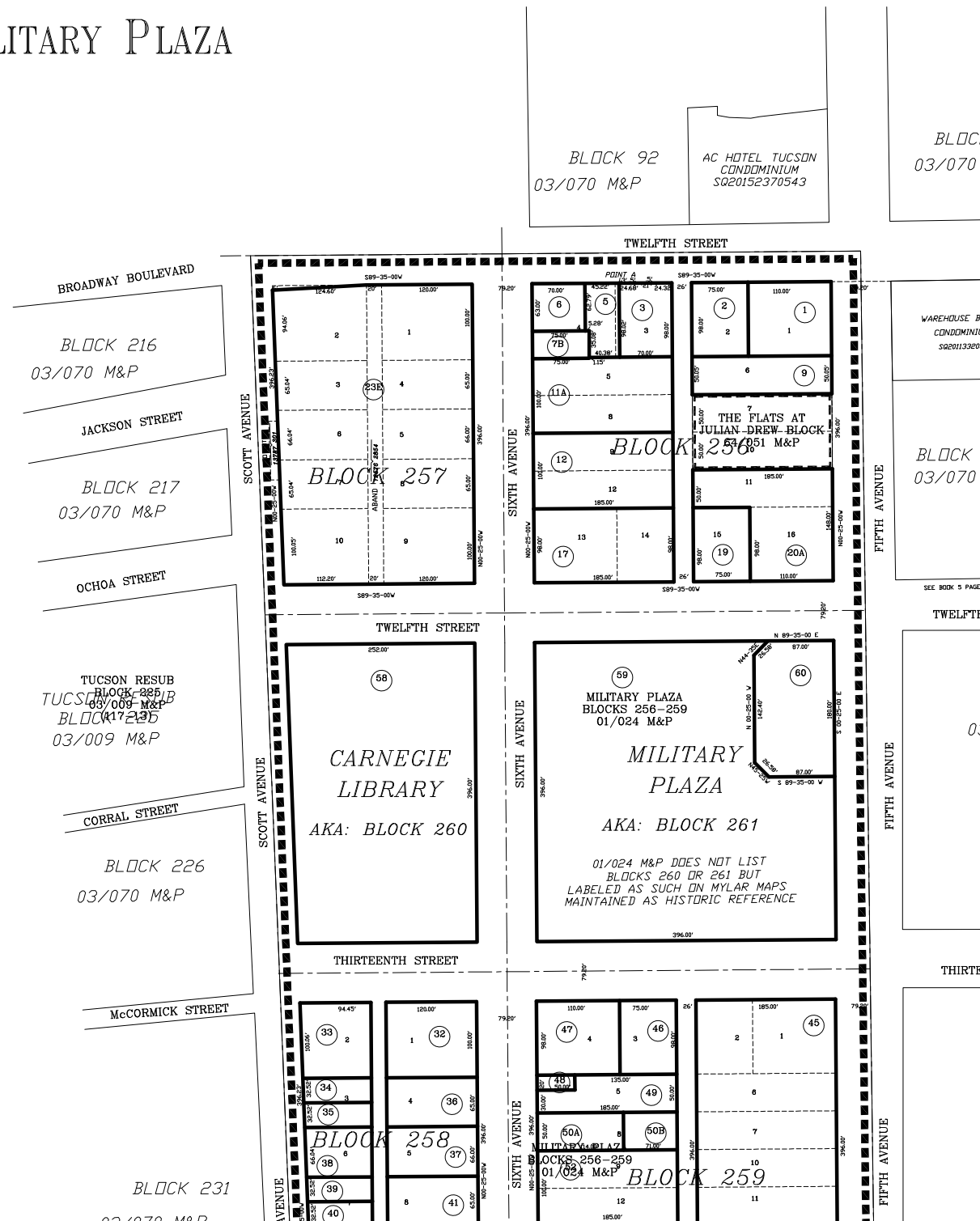
✓	1. Application form (signed by the Property Owner or Authorized Agent, include letter of authorization signed by property owner if needed).
✓	2. Project statement outlining project scope which describes how the project meets applicable design guidelines and outlines any requested modifications/exemptions
✓	3. Proposed Site Plan (landscape plan and floor plans if applicable) drawn to scale at 11"x17", prepared in accordance to Section 2-06.0.0, in the Administrative Manual
	4. Shade study (for projects within the Rio Nuevo Area)
✓	5. Proposed Elevations (and contextual elevations if applicable) drawn to scale at 11"x17", with dimensions and proposed materials noted (if applicable) prepared in accordance to Section 2-06.0.0.
✓	6. Renderings depicting various views from the street level and birds eye view (recommended for major projects)
✓	7. Samples of proposed materials , if applicable, to include cut sheets and/or photographs of the type, color and texture of the proposed materials.
	8. Zoning review comments issued by PDSD staff on development package or other submittal*
	9. Documentation of neighborhood meeting to include invitation, affidavit of mailing, sign-in sheet, agenda/materials and meeting notes (if applicable)*
✓	10. Color aerial photograph of subject property
✓	11. Color, labeled photographs of project site existing conditions (north, south, east and west elevations of all structures on the property)
✓	12. Color, labeled photographs of the surrounding area
✓	13. Color photographs of precedent examples in surrounding area, labeled with property addresses and keyed on the aerial photograph (if applicable)
✓	14. Pima County assessor's record parcel detail and record map
✓	15. Applicable fees (confirm with PDSD staff)*
	IF HISTORIC REVIEW REQUIRED
	16. Aerial photograph depicting the property's Development Zone . All building footprints within the development zone must be shown and labeled to indicate contributing/non-contributing status.
	17. Arizona Historic Property Inventory form (if available)
	IF REQUESTING INDIVIDUAL PARKING PLAN
	18. Parking narrative addressing items listed in UDC 7.4.5.A.4, sealed by a design professional licensed by the State of Arizona.

*Required for final application only

Refer to Supplemental Information for additional instructions for these items. Additional application materials may be required based on scope of project.

Submitting your Application: Once you have completed the Application Form and compiled the Submittal Requirements, submit a pdf of all through the PDSD Filedrop Portal, at www.tucsonaz.gov/file-upload-PDSD

117-17



Project Statement

VFW Renovation 114-124 E Broadway Boulevard

The renovation of the VFW building, located at 124 E Broadway Boulevard, will provide the City of Tucson with 9 new market rate studio apartments (4 with interior lofts), an additional 4,600 SF of ground floor retail space and a 5,950 SF garden level office suite. It will also preserve the historic appearance of the Broadway Boulevard façade while animating the highly visible west facade with large new window openings and residential balconies.

The adjacent parcel, located at 114 E Broadway Boulevard, will be combined into the VFW lot then developed as an outdoor amenity space for the associated ground floor retailer/restaurant, residents and office tenants. This space features a landscaped area sloping downward toward the VFW building that will allow for the insertion of new windows into the exposed foundation wall to allow the garden level to be flooded with natural light. Trees, planters and textured paving will create a visually appealing park-like focal point where now exists an asphalt parking lot.

The VFW Broadway façade will remain largely untouched. Existing windows will be refurbished to make them all operable but the now translucent, white glass, will be replaced with vision glass. Interior storm windows will be added to provide a better acoustical and temperate environment within the building. The entrance canopy will be repaired with new lighting being the only alteration to this element.

The east façade 2nd floor windows will be replaced with new, aluminum, single hung, insulating glass units. Existing glass block windows will remain. Ground level window openings will be modified; one will become a new doorway into a trash containment room for the building and adjoining properties while other window openings, for security purposes, will be infilled, plastered and painted. The northeast corner windows will be modified for the installation of roll-up glass door to enhance the indoor-outdoor connection between the street/sidewalk and the interior retail space.

Insertions into the existing west facing façade will be contemporary in appearance but take several design cues from the Broadway façade. Railing geometry is similar in scale to the existing terracotta tile panel sizes while new windows are gridded in a pattern similar to the existing windows, but at a proportionately larger scale. Finishes of new materials will be galvanized steel and natural anodized aluminum to reflect the color of existing building finishes.

The west facing studio apartments, are generous in size and include a bedroom loft. An impressive wall of glass will flood these apartments with natural daylight and provide for expansive views of the city. Finishes will be minimal to give the apartments a cool, urban vibe.

A rooftop terrace is being planned for use by the building residential and office tenants. The footprint of the terrace wraps the north and east sides of the building and is predominately hidden below the

existing parapet wall. To meet code required guardrail heights, an aircraft cable guardrail system will be installed to minimize any visual impact on the Broadway façade. An existing stair, located along Arizona Avenue, will be extended to the roof requiring an enclosure extending above the existing parapet.

Project Scope of Work Question Response

The IID application requests a written response to nine items. Responses are as follows:

1. State the applicant's intention to use the IID zoning option in lieu of existing underlying zoning.

The applicant and property owner/developer are choosing to develop the VFW project using the Rio Nuevo review process.

2. Describe how the project is consistent with the IID purpose to create sustainable infill development.

The IID option is intended to “encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented” and benefit major activity centers in the area and City as a whole while being compatible with existing residential and non-residential neighbors. Additionally, it is intended assist in overcoming incompatible development standards by allowing for modification of these standards.

The VFW renovation, while not using the IID zoning review option, is none the less consistent with the IID purpose. The building has sat vacant for a number of years and the adjoining parking lot site contributes little to the character of the neighborhood. The proposed new uses for the building and the transformation of the parking lot into an urban oasis will add to the economic vitality and livability of the area.

By not providing on-site parking for residents, retail or office tenants and being located immediately adjacent to the streetcar rail-line and within one city block of the bus transit terminal, the project will encourage multiple modes of transportation – walking, biking, public transit, car shares – as an alternative to cars.

The proposed mixed use of ground floor retail with uniquely designed studio apartments above will both provide opportunities for expanding the popular eastern downtown restaurant/entertainment district and increase the number of full-time residents to support these neighborhood venues.

3. Describe the benefits the project will bring to the adjacent properties and the surrounding area.

The addition of 9 new studio apartments will help fulfill the increasing demand for a variety of housing options within the downtown area while the garden level office space enhances the opportunity for more live/work lifestyles. As more residents live and work downtown, adjacent existing entertainment/restaurant venues will naturally benefit from the increase in population as housing is the driver for financially successful urban environments.

The project will bring approximately 4,600 square feet of additional retail/restaurant space to Broadway Boulevard. Being proximate to several popular existing restaurants and across the street from the AC Marriott hotel, this renovated space will add to and compliment these existing uses.

Architecturally, the infill of a “missing tooth” along an urban streetscape increases the pedestrian friendliness of the neighborhood. With more people comfortably walking along a street, the sense of personal safety increases.

4. *Describe any significant adverse effects, such as those involving noise levels, glare, odors, vibration, illumination, fumes and vapors, the project will have on adjacent properties.*

The project is set within a predominately commercial zone along one of the busiest streets in downtown Tucson. Across the street is the popular AC Marriott hotel and adjacent uses include well established restaurants. The anticipated new retail/restaurant, office and residential use are the same as existing adjacent uses.

The project will have four west facing balconies overlooking the newly landscaped adjacent property. None of these overlook existing residential uses. The proposed rooftop terrace faces north and east, overlooks no residential properties and will be accessible only by tenants of the buildings. Noise generated from these outdoor activity areas will likely be well less than the ambient noise of the existing neighborhood.

With several existing restaurants in adjacent buildings, should a restaurant tenant occupy the new commercial space, its contribution to neighborhood odors will be minimal. Noise generated by the commercial use will be predominately contained within the building and adjacent outdoor patio that is well surrounded by non-residential uses. Importantly, trash generated by the VFW building, the adjacent Julian Drew building and Carriage House will be contained within the building thus eliminating the existing refuse containers randomly placed in Arizona Avenue.

Neither the residential nor commercial uses will, after construction is complete, generate fumes, vapors or vibrations that could be considered a nuisance. Illumination levels will be consistent with those that currently exist along Broadway Boulevard. The majority of residential units are north and east facing and utilize existing window openings. The new window openings in the west facing facade are screened from the street by newly planted trees that will lessen the potential for direct glare off the windows into the roadway. All glass will be clear.

5. *Describe how the project will create a pedestrian-oriented streetscape in compliance with the Streetscape Design Standards (UDC Sec. 5.12.8.A).*

The project complies with the Streetscape Design Standards as follows:

- Architectural elements: Not applicable (existing historic building)
- Glazing: Existing fenestration pattern will not be altered along Broadway Boulevard. Existing translucent glass will be replaced with clear glass which will provide for better visual connectivity between exterior and interior.
- Façade Length: Not applicable
- Entrance Doors: Not applicable

- Ground Floor Commercial Space: The primary Broadway Boulevard frontage is 100 percent retail/commercial with opportunities to subdivide the space into smaller retail spaces. These commercial uses will encourage street level pedestrian activity.
- Sidewalks: An existing vehicular access drive will be eliminated and replaced with a paver design matching the existing streetscape. Elimination of this access drive will make for a safer pedestrian environment.
- Shade: With the addition of new plantings within the pedestrian right-of-way and building shade, the project exceeds the 50% shade requirement. Percentage is measured on June 21st at 2 PM.

6. Describe how the project will support a safe streetscape coordinated with adjoining properties.

The existing vacant building and underutilized adjoining parking lots discourages pedestrian street-life. The newly proposed retail, office and residential uses for the VFW and the development of the adjacent parking lot into a pedestrian friendly landscaped environment will greatly enhance street activity thus creating a safer streetscape.

7. Describe how the project will transition to adjacent existing residences and provide privacy mitigation in compliance with the Development Transition Standards (UDC Sec. 5.12.8.B).

There are no existing single family or duplex residences abutting the project site requiring privacy mitigation.

8. Indicate whether the project will significantly impede solar energy options to adjacent properties.

With no addition to the building and new shade trees being planted to the north and east of adjacent properties, there will be no impact on adjacent properties.

9. Describe the type of drought tolerant and native landscaping that will be used in the project and how it will be used to enhance the project.

All proposed plant materials are drought tolerant once established.

End of Project Statement



124 E BROADWAY BLVD
TUCSON, AZ 85701

JULIAN DREW LOFTS, LLC
ROSS RULNEY, MANAGER
6430 N CAMPBELL AVE
TUCSON, AZ 85718

SEAL

ISSUED FOR:

PERMITTING & CONSTRUCTION

07/20/20

REVISION FOR:

DATE _____

NO.	DESCRIPTION
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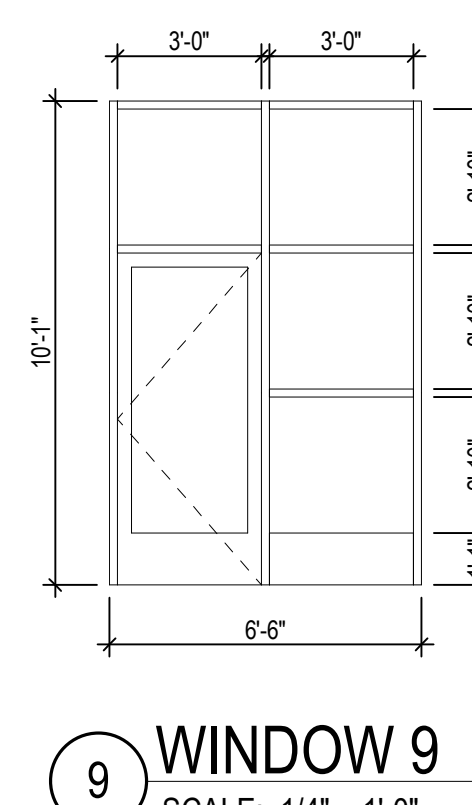
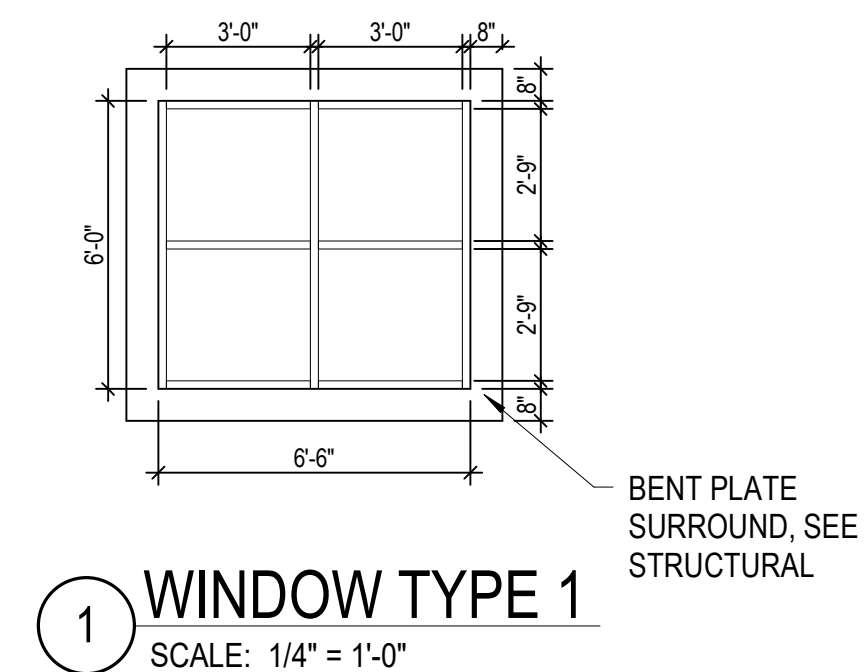
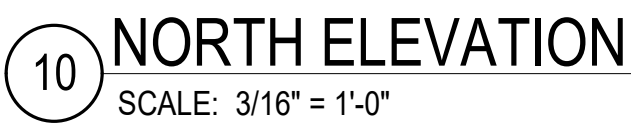
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Author

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A401





VFW RENOVATION

124 E BROADWAY BLVD
TUCSON, AZ 85701
JULIAN DREW LOFTS, LLC
ROSS RULNEY, MANAGER
6430 N CAMPBELL AVE
TUCSON, AZ 85718

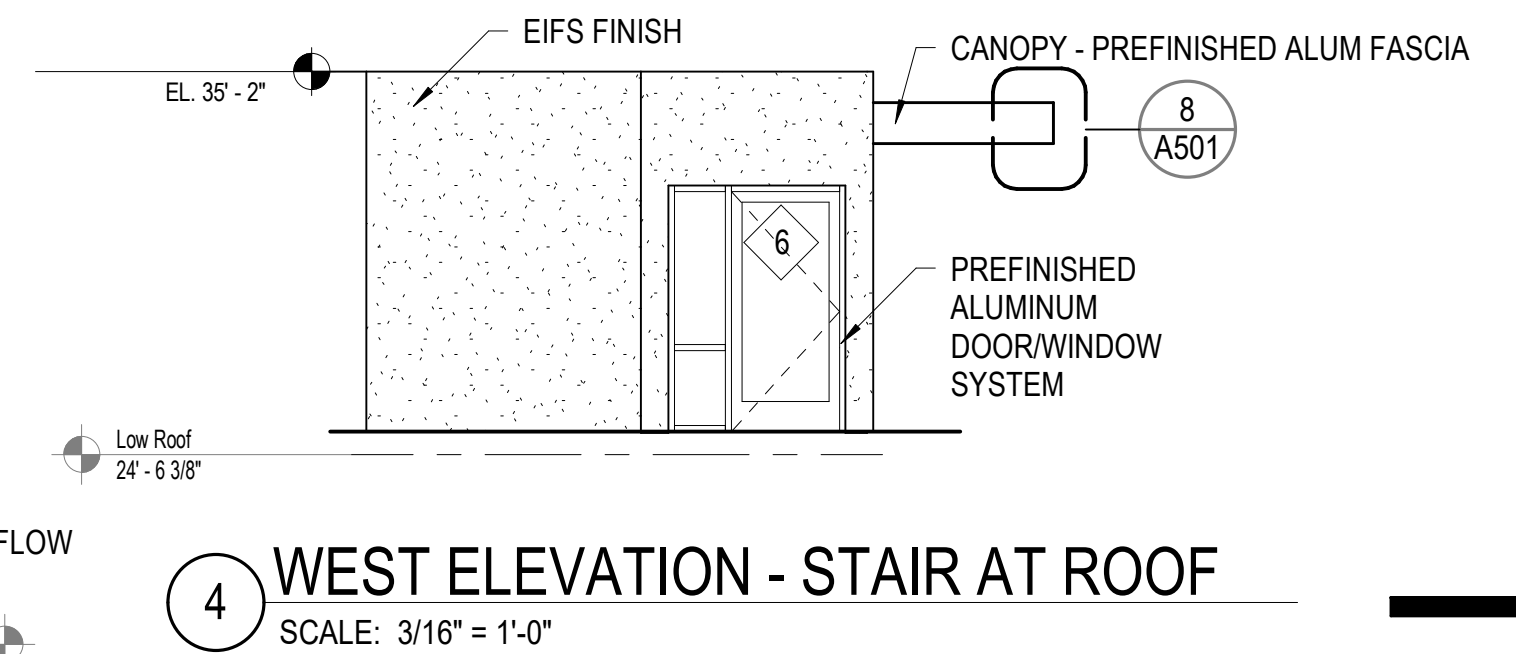
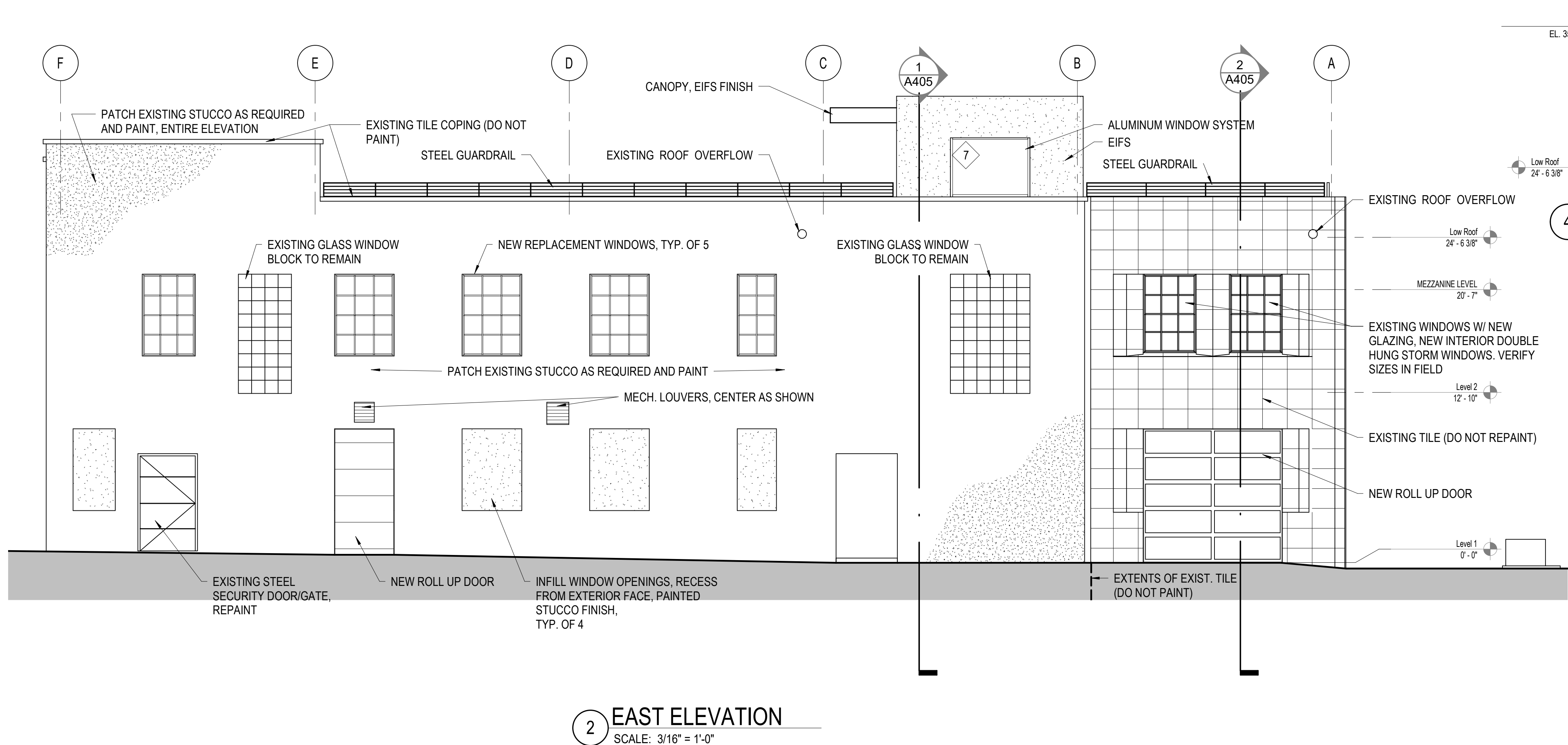
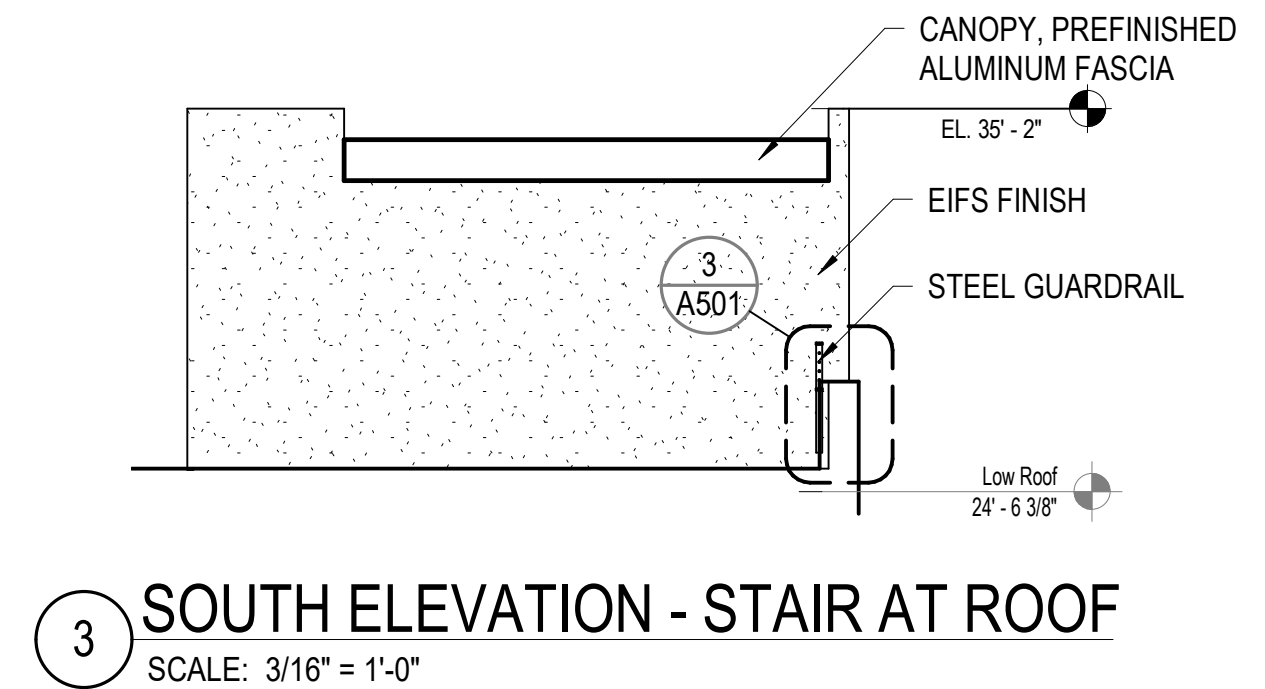
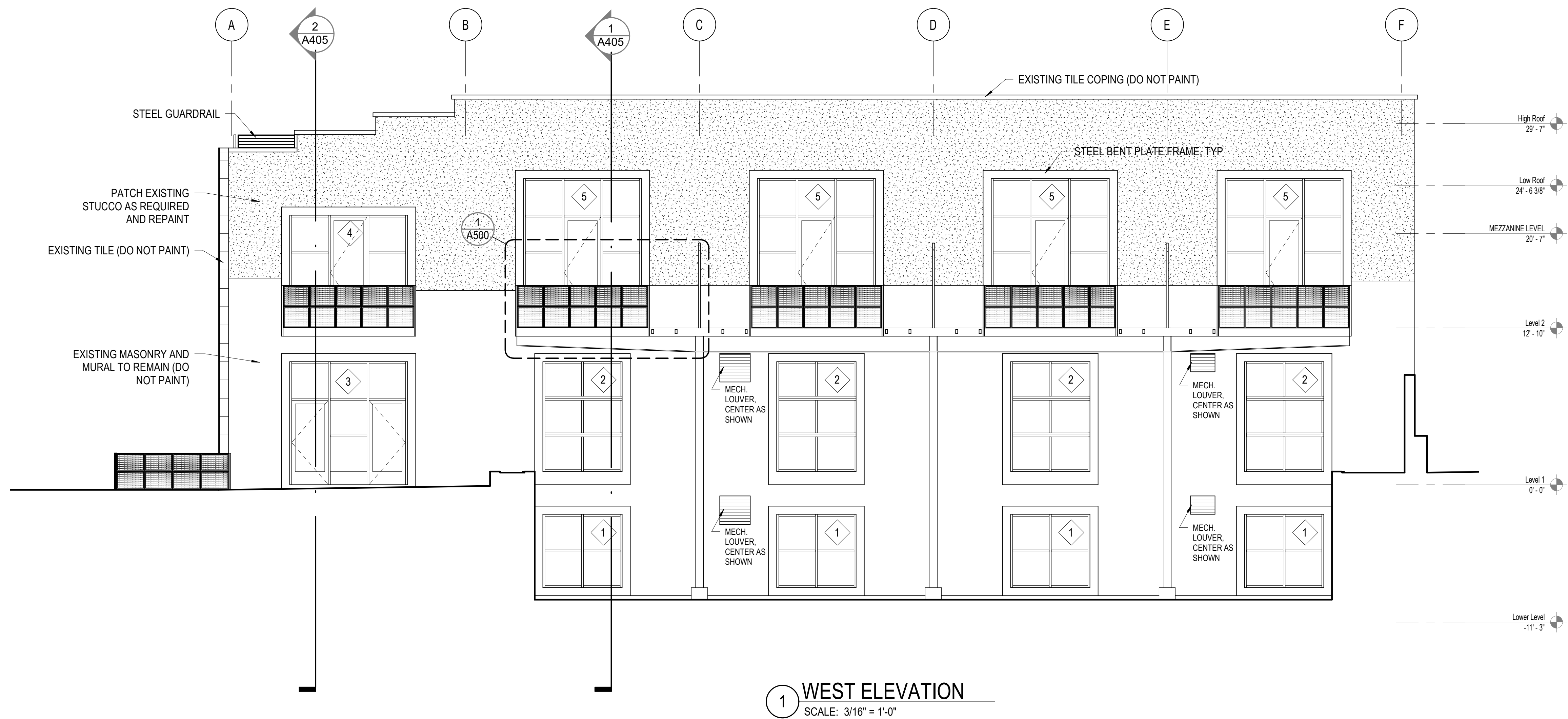
PROJECT NUMBER 203177.00

SEAL

ISSUED FOR:

PERMITTING & CONSTRUCTION 07/20/20

REVISION FOR: NO. DESCRIPTION DATE



DRAWN BY Author

CHECKED BY Checker

WEST & EAST ELEVATIONS

A400



Engberg
Anderson
ARCHITECTS





Engberg
Anderson
ARCHITECTS



7/24/2020	NICHOLAS ROSS	ZONING	REVIEW	Reqs Change	<p>CDRC TRANSMITTAL</p> <p>TO: Development Services Department Plans Coordination Office</p> <p>FROM: Nick Ross Lead Planner</p> <p>PROJECT: 124 E. Broadway Development Package (1st Review) DP20-0148</p> <p>TRANSMITTAL DATE: July 24, 2020</p> <p>DUE DATE: August 20, 2020</p> <p>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>This plan has been reviewed for compliance with the Unified Development Code (UDC) Administrative Manual (AM) Section 2-06. Also compliance with applicable development criteria for the proposed use as listed in the City of Tucson Uniform Development Code (UDC) and the UDC Technical Standards Manual (TSM).</p> <p>Section 3.3.3.G.5.c UDC, An applicant has one year from the date of application to obtain approval of a site plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A site plan application that has been in review for a period of one year and has not yet been approved is considered denied. To continue the review of a site plan for the property, a new site plan must be submitted that complies with regulations in effect at the time of re-submittal. The new submittal initiates a new one-year review period. One year Expiration date is August 20, 2021.</p> <p>1. 2-06.3.4 - A title block shall be provided in the lower right quadrant of each sheet. Comment: Add "DP20-0148" to the title block of each sheet</p> <p>2. 2-06.4.7.A.6 - If a plan or plat is prepared in conjunction with other applications or overlays or the parcel being developed is subject to conditions of an application processed previously, additional information must be added to the plan. Such applications and overlays include, but are not limited to: annexations; rezonings; special exceptions; Board of Adjustment variances; Design Development Options; Technical Standard Modification Request; overlays (Airport Environs Zone, Environmental Resource Zone, Gateway Corridor Zone, Hillside Development Zone, Historic Preservation Zone, Major Streets and Routes, Rio Nuevo District, Scenic Corridor Zone, WASH); Modification of Development Regulations through the Downtown Area Infill Incentive District or Rio Nuevo District; Downtown Heritage Incentive Zone; or, Design Review Board. Provide the following information on the plan. Comment: This site is located within the Rio Nuevo Area and must go through design review prior to zoning approval. Once RNA application is accepted, include the activity number within the title block of each sheet. Additionally, please reference the purchase agreement (RP#2081) between the City and developer within the General Notes.</p> <p>3. 2-06.4.8.A - Provide site boundary/subdivision perimeter information, including bearing in degrees, minutes, and seconds, with basis for bearing noted, together with distances in feet, to hundredths of a foot, or other functional reference system. Comment: A lot combo of the two parcels will be required.</p> <p>4. 2-06.4.8.C - The following information regarding existing private or public right-of-way adjacent to or within the site shall be provided: the name, right-of-way width, recordation data, type and dimensioned width of paving, curbs, curb cuts, and sidewalks. Comment: Provide right of way width for Arizona Ave.</p> <p>5. 2-06.4.9.H.5.d - Show bicycle parking facilities fully dimensioned. For specifics, refer to Section 7.4.9, Bicycle Parking Design Criteria, of the UDC. Provide, as a note, calculations for short and long term bicycle spaces required and provided. Comment: The number of bicycle parking cannot be waived using the Downtown Parking District. Short-term spaces may be located farther than 50ft from the entrance to the building if approved by the Bicycle Coordinator and PDS Director. Long-term spaces required for Residential can be located within the individual units, however other number of spaces required for other uses must be shown on the site plan.</p> <p>6. 2-06.4.9.R - Show on-site pedestrian circulation and refuge utilizing location and the design criteria in Section 7-01.0.0, Pedestrian Access, of the Technical Standards Manual. Comment: A barrier needs to be shown between the patio area and the recessed landscaped area on the site plan. Additionally, an approved Right of Way Use Permit and Temporary Revocable Easement from the Department of Transportation & Mobility will be necessary for the proposed section of the patio that extends out into the right of way.</p> <p>If you have any questions about this transmittal, please contact me at Nicholas.Ross@tucsonaz.gov or (520) 837-4029.</p> <p>RESUBMITTAL OF THE FOLLOWING IS REQUIRED: Revised development package</p>
7/27/2020	GDAURIA1	COT NON-DSD	FIRE	Completed	None

VFW Building



AERIAL VIEW



Context Buildings



Context Buildings

